



Office of the Mayor
134 Rose Avenue, P.O. Box 1434, Henderson, NC 27536
Phone 252.430.5708 : Fax 252.492.7935 E-mail pogeary@ci.henderson.nc.us

December 19, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

RE: City of Henderson, North Carolina
EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Mrs. Cromwell,

The City of Henderson, North Carolina, is pleased to submit the enclosed application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant. Our goal for this project is to assess the numerous brownfield properties plaguing our County and hindering their productive reuse.

In preparation for this application, we completed a thorough inventory of brownfield properties in our county and have no shortage of sites that require assessment. It is our hope that funds from this assessment grant will help answer the environmental uncertainties prohibiting their redevelopment, so that we can work towards achieving the goal of increased jobs and employment opportunities for our citizens.

- a. Applicant Identification:** City of Henderson
134 Rose Avenue
Henderson, NC 27536
- b. DUNS Number:** 082368556
- c. Funding Requested:**
i): Grant Type: Assessment
ii): Federal Funds Requested: \$200,000
iii): Contamination: \$100,000 for Hazardous Substances/\$100,000 for Petroleum
iv): Community-Wide

d. Location: City of Henderson

e. Contacts:

i) Project Director:

Clark Thomas
Director of Engineering
134 Rose Avenue
Henderson, North Carolina 27536
Phone: (252) 430-5708
Fax: (252) 492-7935
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ii) Head of Organization

James D. O'Geary
City of Henderson Mayor
134 Rose Avenue
Henderson, North Carolina 27536
Phone: (252) 430-5708
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E-mail: pogeary@ci.henderson.nc.us

f. Date Submitted: December 19, 2014

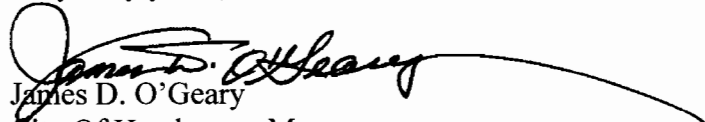
g. Project Period: July 1, 2015 – July 1, 2018

h. Population:

City of Henderson – 15,368 (US Census 2013)

Thank you for your time and consideration. If you should have any questions, please do not hesitate to contact me at (252) 430-5708.

Very truly yours,


James D. O'Geary
City Of Henderson, Mayor

1. Community Need:

a. Health, Welfare, and Environment

Located 40 minutes north of the capital city of Raleigh, Henderson, North Carolina is a rural town rich with history. The first settlers' residence were built in what is now Henderson in 1785 by Samuel Reavis, Sr. Reavis called his farm "Lonesome Valley" which likely described the area at that time. Reavis' son, Lewis Reavis, opened a store close to the stagecoach road in 1811 where he began to see an influx of settlers and the awakening of a city. With the completion of the Raleigh & Gaston Railroad in 1835, the economic development of the area took flight. At a barbecue that same year organized by a group of local settlers, it was decided that the new city would be called Henderson after Lewis Reavis' good friend, the late Judge Leonard Henderson. It became official in January of 1841 with a charter by the N. C. General Assembly.

With the coming of the railroad passenger station in 1837, many businesses began to spring up along what is now Garnett Street, including saloons, mercantile, and hotels. Local landowners donated tracts of land on which the railroad built warehousing and shipping facilities. The tobacco industry blossomed in the area under the leadership of businessmen such as John D. Cooper and as a result, Henderson became a tobacco and cotton market in 1872. Henderson has relied heavily on the tobacco, cotton and textile industries for jobs and economic growth. In 2000, 1,580 (26% in 2000 Census) of the total work force was employed in manufacturing. By 2013 this number was reduced to 827 workers (16% in 2013 Census). The City of Henderson began to feel the effects of foreign competition as several of the larger manufacturing facilities began to close and eventually declare bankruptcy, thus doubling the unemployment rate (4.6% in 2000 Census 8.6% in 2013 Census) and creating a large abandoned site inventory of properties. Due to the processes used by these manufacturing facilities environmental questions have arisen. Securing and implementing an EPA Brownfield Assessment Grant to assess potential properties would ensure Henderson continues to be an attractive location to businesses, developers and individuals alike.

In 1895, with the financial assistance of local investors, brothers David Y. and John D. Cooper organized the Henderson Cotton Mill on the north side of Henderson for the production of sheeting. The mill began operations the next year. Its profitability led the Coopers and others to develop a second factory, the Harriet Mill, on the south side of Henderson. This mill, which started up in 1901, spun coarse yarns. In 1909 and 1913 the company opened two new plants at the Harriet Mill site. The Harriet and Henderson cotton mills became major producers of yarns. The Henderson and Harriet mills consolidated in 1995 as Harriet & Henderson Yarns, but filed for bankruptcy in 2003 and closed its doors.

This neighborhood is 92% minority (Black), 47% of homes are renter occupied, and more than 42% live below the poverty threshold (in 2013 Census). The mill operated for over 100 years; and prior to closing in 2003, the 20-acre facility employed 225 workers. The greatest impact to the community surrounding this mill is manifested primarily in a loss of hope for a better future. A negative sense of despair resonates through this community. Residents long to see a new industry occupy the idle factory building, an industry that could provide much needed jobs and improve the emotional health of the tightly-knit community. However, despite best efforts by the city to lure a new industry to this property, developers and potential occupants remain deterred, in part, because of the unknown environmental conditions of the property. Typical mill processes have potentially impacted not only the property the mill occupies but also the adjoining mill village homes. Due to the age of the buildings, asbestos and lead paint is likely to exist. The Mesothelioma Cancer Alliance lists the facility in their database under job sites known to have high levels of exposure. Residents from this neighborhood may be at risk to potential health effects from exposure to a variety of constituents, such as petroleum hydrocarbons from leaking storage tanks and numerous solvents used to clean and degrease mechanical parts.

In 1968, the Henderson Americal Corp. manufacturing facility was constructed creating over 400 jobs. The facility produced women's, children's hosiery socks, t-shirts, and other clothing accessories. Unfortunately during this period of time, regulations and rules on environmental compliance were almost nonexistent. Over time the facility processes became more and more toxic generating more risks to the local residents. As business grew, so did the amounts of waste that had to be treated. Once a regional powerhouse of hosiery, Americal Corp. filed for bankruptcy and closed its doors in 2004.

As part of the 2009 City of Henderson Strategic Plan, this site visit was completed by the city's waste water treatment and engineering personnel. They documented multiple environmental concerns, including two settling ponds/wastewater discharge lagoons. Wastewater effluent sent to the settling ponds during operation was likely to have been contaminated by dying processes. As such, the local watershed as well as the adjacent residential area, comprised of approximately 115 homes, may have been impacted by contamination from the former facility. This residential area once housed workers with a strong sense of pride in their community and their homes. Residents from this neighborhood may be at risk to potential health effects from exposure of a variety of constituents. When the facility closed and the steady source of employment disappeared, homes began to fall into various states of disrepair (as did the facility) as maintenance was deferred. The surrounding area is now populated with 92% minorities (Black) and of that, 43% live below the poverty line. Structurally, the Henderson Americal Corp. manufacturing facility is sound, with potential for reuse. Investors have shown interest in reuse, but due to the environmental uncertainties no progress has been made.

In 1918, the JP Taylor Company merged with five other leaf tobacco companies to form the Universal Leaf Tobacco Company. Regional cigarette manufacturers involved the company in the purchasing, processing, and storing of leaf tobacco for later use. The JP Taylor Company done business in the City of Henderson for decades before the construction of a large tobacco processing and storage facility in 1975. The facility operated and employed many members of the Henderson community until its closure in 2002. The closure cost the city of Henderson 130 full time jobs, and 400 seasonal positions. The vacant building was partially burned in a fire in November of 2009. The explosion accrued in the chemical processing portion of the facility. The damage to storage tanks pose many unknown questions associated with the property. Multiple leaks are known to have taken place due to the damage caused.

The property is located in an industrial zoned area, and is surrounded by other dilapidated industrial properties. What was once a valuable resource to the city, how now become an overall area of concern. Prior to the massive fire in 2009, various building associated with the JP Taylor Company site were leased by small businesses. The location of the property makes it a prime candidate for industry looking for interstate use. Although majority of the building were not harmed during the fire, the massive amounts of unknown contaminated released as a result of the fire forced current tenants to leave. This stigma has haunted the area for many years, and continues to deter redevelopment.

An industry that once brought economic life to the area is now only as a skeleton of a once profitable industry. No environmental assessments have taken place on the property to date; however its lengthy industrial history does pose environmental concerns to the city of Henderson.

The Corbitt Company was located in the City of Henderson North Carolina from 1890 to 1955. For roughly the first half of the twentieth century, Richard J. Corbitt apprenticed in the tobacco business under J.P. Taylor of Henderson. Richard J. Corbitt became a buyer and seller of leaf tobacco, representing Taylor in his birthplace of Enfield, NC and in Henderson, where he settled permanently in 1894. The following year he went into business on his own. Corbitt foresaw the big companies dominating the tobacco industry, so in

1899 he decided to enter the buggy manufacturing business. In 1899, there were four buggy builders in Henderson; eight years later, Corbitt had purchased all three of his competitors.

In 1905, Corbitt built his first automobile, which he called a "motor buggy". Automobiles went into full production in 1907. He imported laborers from Detroit so he would have workers knowledgeable about automobiles. This added to his costs, and he was losing money on every car he sold. In 1910 Corbitt built his first truck and the profit picture began to change. In 1913, he decided to forget automobiles and become a full-time truck builder. For most of the next 40 years, the company made money, building trucks and trailers. The trailers included vans, drop-frame vans, and flatbeds up to 36' in length. Most of the large motor carriers of the Carolinas came to be Corbitt customers. In 1917 the company built North Carolina's first school buses. In 1917-18, it supplied trucks to the US Army and Navy. It started building 4x4s and 6x6s for the Army in the early to mid-1930s.

In the early 1950s, Corbitt built farm tractors in Henderson. There were three versions running on kerosene, gasoline or diesel. The company was sold in 1952 to United Industrial Syndicate of New York City. In 1954, Corbitt built only 40 trucks and a few farm tractors. After Corbitt closed, his trucks were serviced for seven years in the former plant buildings. The building has remained vacant since its closing in the late 1960's. Because of the past uses of VOC's, a Phase I is recommended for this property. The Corbitt Preservation Association has expressed interest in the reuse and revitalization of the property using funds already raised. The questions of environmental contaminations delay any progress. The property has had past uses of a warehouse and is still considered to have some monetary and historical value.

The Old Henderson Landfill adjoins the City of Henderson Public Works Department building. The city has budgeted moneys to expand the Public Works Department using the five-acre lot previously used as the city landfill. The city has applied for additional funding, but the lack of environmental information about the property prohibits the approval of funding from agencies. The surrounding area is now populated with 70% minorities and of that, 27% live below the poverty line. From talking with citizens familiar with the past uses of the landfill, it is apparent that the materials stored on the property were hazardous. The landfill has since been closed out and partially remediated. A Phase I Environmental Assessment has been performed on the property resulting in the recommendation of a Phase II. The city would like to move forward with planning, but a Phase II Environmental Assessment needs to be completed to close the door on any potential dangers.

The City of Henderson has various other sites that qualify as a potential Brownfield site. There are inactive salvage/junk yards, industrial sites, laundry mats, oil and petroleum stations, and other abandoned and vacant sites dispersed throughout the city. Some of these sites are possible prospects for redevelopment, some are located in neighborhoods, some have potential for green zone usage, and others hold both residential and commercial property potential. The city has concerns about the environmental status of these and the properties listed in detail in the above descriptions. The first step to moving forward with the revitalization of these properties is to further investigate the environmental standings of these sites.

The County has identified the following brownfield sites that are currently vacant or heavily underutilized.

Property Name	Location	Size (Acres and Square Feet)	Prior Use	Estimated Number of Jobs Lost	Current Condition	Potential Contaminants
Henderson Cotton Mill	City of Henderson	20 acres 180,000 square feet	Cotton Mill	225	Property is vacant with shell structure	VOCs, SVOCs, heavy metals, PAHs, Asbestos
Americal Corp.	City of Henderson	16-acres 138,145 square feet	Textile weaving and printing	400	Property is vacant	Heavy Metals, VOCs, SVOCs
JP Taylor Tobacco Plant	City of Henderson	49 acres 42,000 square feet	Tobacco processing and warehouse	530	Property is vacant	VOCs, SVOCs, heavy metals, PAHs, Asbestos
The Corbitt Company	City of Henderson	9.6 acres 33180 square feet	Truck manufacturing and repair	62	Property is vacant	Petroleum Hydrocarbons, VOCs, SVOCs, heavy metals, PAHs, Asbestos
Old Henderson Landfill	City of Henderson	5.5 acres N/A square feet	City Landfill	5	Property is vacant	Petroleum Hydrocarbons, VOCs, SVOCs, heavy metals, PAHs, Asbestos

With the plant closures and the resulting loss of more than 1,222 jobs, the smaller commercial businesses also suffered. As working class residents either moved from the city to find employment or suffered economic losses that limited their consumer spending, the smaller locally-owned gas stations, auto repair facilities, and dry cleaners also closed their doors due to the lack of business and, therefore, created an abundance of smaller brownfields with potential hazardous substance and petroleum contamination. While a direct link between brownfields and health issues is always difficult to discern, county residents living in close proximity to the former mills and industry do have cause for concern. The population has aged over time with a nearly 9% increase in elderly from 2000 to 2010. Nearly 20% of the City's population is older than age 62. This is due in part to the exodus of the city's youth, who have left in search of work. The elderly population is especially sensitive to the potential exposure to contaminants. The heavy metals typically associated with textile manufacturing in the dyeing and finishing process are known to cause birth defects to developing fetuses as well as learning disabilities for growing children. The volatile and semi-volatile organic compounds used in solvents that industrial facilities typically used for degreasers are known carcinogens. Considering this potential for negative health effects and the close proximity of many residents to the numerous brownfield properties, we need to evaluate the environmental impacts and exposure pathways at these sites to identify the risks to the public health of our community.

b. Financial Need

i. With the decline of the textile and manufacturing industry (the main economic driver for the city), unemployment rates have nearly doubled over the past decade. From 2000 to 2013 the unemployment rate grew from 4.6% to 8.6% (US Census). The city is currently in a stagnant economic state. Poverty is high with nearly 35.5% of the population living below the poverty threshold and a per capita income of merely \$26,149. Education attainment is low, with 14% of the population receiving higher-level (four-year college) degrees. In our focal points of disparities, Census Tracts 9605 and 9607 were even more disturbing than City and County statistics. Due to the lack of opportunities in the city, residents are forced to find gainful employment, increased wages, and stability elsewhere.

Since 2000, the number of vacant homes in the City of Henderson has more than doubled. Rising from 7.8% to 15.3% in 2013. As the following table shows, the socio-economic indicators in the census tracts where the former facilities are located are generally more disparaging than those for the county, state, and country.

ANSON COUNTY, NC DEMOGRAPHICS

Demographic	Census Tract 9605	Census Tract 9607	City of Henderson	Vance County	North Carolina
Population	4,266	4,231	15,368	45,422	9,535,483
% Minority	70%	92%	70%	55.8%	31.5%
% Black	67.30%	92%	64.0%	49.9%	21.5%
% Elderly	19.4%	9.6%	17.3%	8.5%	12.9%
% Children	4.4%	13.4%	7.5%	6.8%	6.6%
High School Graduate or Higher	72.3%	63.6%	73.7%	72.8%	84.9%
Unemployment	18.3%	26.3%	8.6%	6.7	6.9%
Bachelor Degree or Higher	10.7%	5.1%	14.1%	10.5%	27.3%
Median Household Income	\$25,500	\$19,509	\$26,149	\$34,987	\$46,334
Poverty	27.0%	54.2%	35.5%	28.0%	17.5%

2010 data set was unavailable for the City and County. For equal comparison purposes, all education and financial data was obtained from the 2011 3-year estimates data set, www.census.gov, accessed December 2014.

Due to its poor economic conditions, Vance County has been designated as a Tier I County by the State Department of Commerce's ranking system. The Department ranks counties annually on economic well being, with the 40 most distressed counties designated as Tier I Counties, and the least distressed as Tier III. Henderson City and its tracts contain some of the highest poverty areas. The County's placement as a Tier I County clearly demonstrates its current plight. With little to no additional resources available, we are unable to properly address these brownfields. The economic recession felt across the nation has hit this region hard, putting even more pressure on the limited budget straining to provide basic services for its residents. The communities surrounding these sites deserve a chance to move on from the blunt force of the mass exodus of industrial, manufacturing, agricultural, and textile industries their families and communities experienced over the past 2 decades. Renovating, revitalizing, or removing these skeletons of the past is a vital step to healing these communities. Funding to begin this process is greatly needed.

Project Description and Feasibility of Success:

a. Project Description

This proposed brownfields project is a key component of a strategic plan we are undertaking to improve our distressed communities within Henderson City, North Carolina. The purpose of our strategic plan is to improve the quality of life of citizens by providing services that provide for the community's health, safety, and welfare. The target sites have been selected due to concerns of their environmental hazards, threats to neighborhood safety, and the opportunities that these sites offer to improve the welfare of our city if properly handled. Our focus will be on three key efforts: 1) rehabilitate and improve affordable housing; 2) assess and improve City infrastructure; and 3) attract new companies through economic development efforts. The assessment and redevelopment of brownfield sites can have a significant impact each of these efforts.

The City of Henderson received a North Carolina Main Street Solutions Grant Fund specifically aimed at improving public health from the neighborhood level. Funds have been committed to upgrade various transportation, infrastructure, housing, economic development, and local neighborhood projects. The US Department of Housing and Urban Development awarded the City a \$1.3 million dollar grant to fund project Hope VI. These funds were used to renovate 12 apartments on the second floor of commercial spaces on

Main Street. This provided affordable housing to residents looking to locate downtown, thus generating foot travel to local small business owners. These funds will also be used to serve homes in the neighborhood surrounding the former Henderson Cotton Mill. While completing these projects is a significant step towards improving the City's health and outlook, the brownfield sites will continue to negatively impact them if the underlying environmental concerns from the past are not addressed. By adding these brownfield grant funds as one more tool in our overall effort, we will be able to assess the true risks associated with the environmental unknowns, clarifying the impact on the surrounding neighborhoods, and take steps to eliminate or minimize the negative effects. We cannot completely achieve our goal of rehabilitating and improving affordable housing until we address the brownfield sites within their midst.

In 2012, we made significant progress on our second goal by securing a grant through the North Carolina Rural Center to update the Kerr Lake regional water plant master plan and a hydraulic study of the force main and outfall connected to the Sandy Creek pump station. As of March, 2014 the study was 90% complete. In the same year the City received a grant through the North Carolina Revolving Loan fund in the amount of \$1 Million dollars to replace 1000 feet of sanitary sewer lines and 34 manholes. These upgrades occurred in Census Tract 9605 and will directly affect residential and industrial properties. The City is determined to revitalize its infrastructure to meet the 21 century needs of residents, businesses, and industry. We are steadily securing grant funds to meet these demands.

To foster that redevelopment, we are diligently working to revitalize the region and entice new industry. The City's Economic Development office has put together an aggressive campaign in recent years to draw industry back into the county. The former textile mills and manufacturing plants can easily be repurposed as warehouse or distribution space. With ready access to rail lines and other infrastructure, redeveloping the sites lessens the pressure to build on native lands and puts vacant and idle properties back into productive use. However, in order to really market these idle properties for sale and reuse, the environmental uncertainties with them must first be clarified. The City's Economic Development office plans to seek official certification for sites under the North Carolina Certified Sites Program. The program contains a statewide inventory of industrial sites that have undergone a rigorous prequalification process to ensure they meet a consistent set of standards. A Certified Site reduces the risks associated with development by providing detailed information about a site, including price and availability, utilities, access, environmental concerns and potential development costs. With this brownfields program, we can assist the Economic Development office's efforts by completing the environmental assessments and redevelopment planning for the brownfield sites.

We need the brownfields program to help us continue to achieve our major goals: Adding jobs, improving housing, improving infrastructure, and incentives for residents to remain (and attract newcomers) will increase the population, improve the tax base to the community, and protect human health and the environment.

To that end, target properties have been identified and compiled into an inventory of potential sites. Upon receipt of grant funds, we will conduct Phase I and Phase II ESAs on the key brownfield sites that are of the highest concern to county residents as well as those that have the highest redevelopment potential. The site inventory was completed via a joint effort between the City of Henderson, Vance County, and project partners. To encourage additional community participation and involvement, residents, community groups, and other economic development organizations will be asked to bring additional sites of concern to the table, identify needs, establish priorities, and develop consensus on site selections. We will work closely with NCDENR to ensure proper liability protections are in place for any property Henderson considers purchasing or otherwise taking title to, as well as ensuring private entities are aware of the protections offered by the state of North Carolina. Should the Phase II ESAs determine impact that requires action, different remedial options will be researched and discussed in an Analysis of Brownfields Cleanup

Alternatives Document (ABCA). Finally, redevelopment planning will take place so that the next steps towards actual reuse of the property can be determined.

b. Budget for EPA Funding and Leveraging Other Resources

i) Henderson city, North Carolina is requesting \$200,000 in Brownfields Assessment Grant funds to address sites potentially contaminated with both petroleum and hazardous substances. These funds will be used to accomplish the following tasks: (1) Public Involvement; (2) Site Characterization; and (3) Cleanup and Redevelopment Planning.

HENDERSON, NC PROPOSED BUDGET TABLE

Budget Categories	Hazardous Budget				Petroleum Budget			
	Task 1	Task 2	Task 3	Total : (Hazardous)	Task 1	Task 2	Task 3	Total: (Petroleum)
Personnel								
Fringe Benefits								
Travel	\$1,750			\$1,750	\$1,750			\$1,750
Equipment								
Supplies	\$750			\$750	\$750			\$750
Contractual	\$7,500	\$85,000	\$5,000	\$97,500	\$7,500	\$85,000	\$5,000	\$97,500
Other								
Total	\$10,000	\$85,000	\$5,000	\$100,000	\$10,000	\$85,000	\$5,000	\$100,000
<i>In-Kind</i>	\$2,500	\$1,250	\$1,250	\$5,000	\$2,500	\$1,250	\$1,250	\$5,000

Task 1 - Public Involvement: Involvement and participation by those most affected by the City's Brownfields is instrumental to its success. To reach out to all members of the community, we will leverage grants and community efforts such as the City's Main Street Solutions Project (comprised of local leaders, Town staff, and other concerned citizens). Additionally, a project website will be created along with the design and distribution of various print media (brochures, flyers, fact sheets, etc.). Community meetings are also planned for the project team/task force to go *into the community* to disseminate information, answer questions, and engage residents. This outreach method is described in detail in Section 3 of this proposal. Based on estimates from prior grantees, \$20,000 or 10% of the total \$200,000 requested budget (\$10,000 from each funding source – petroleum and hazardous) is requested to complete this task as described below:

Travel: \$3,500 (\$1,750 petroleum/\$1,750 hazardous) for two City staff members to attend relevant conferences and training offered throughout the life of the grant. This may include the National EPA Brownfields conference, the Regional Grantees Workshop, and any other relevant training such as workshops sponsored by NC DENR.

Supplies: \$1,500 (\$750 petroleum/\$750 hazardous) for the purchase of items needed to successfully go into the community and clearly present project information (presentation materials, posters, etc.).

Contractual: \$15,000 (\$7,500 petroleum/\$7,500 hazardous) for the hired firm's expertise and assistance in public outreach activities, such as web updates and creation and distribution of educational materials. The firm will also complete the public involvement plan, prepare for and present at public meetings, and meet with residents, property owners, and prospective purchasers to discuss the benefits of participating in the project.

Task 2 – Site Characterization:

In preparation for this application, we created an inventory of hazardous substance and petroleum Brownfield properties. Working through the Task Force, we will prioritize the target properties based on the following criteria:

- Level of perceived contamination and threat to human health and environment;
- Potential of the site for redevelopment and job creation;
- Level of community support for a redevelopment model for the site;
- Level to which redevelopment of the property will alleviate blight at the site and to the surrounding areas;

We will work with EPA Region 4 and NCDENR staff to ensure that grant funding is used on sites that are eligible for Brownfields funding based on the federal statute. Upon determination that the sites are eligible, assessments will begin on the highest priority sites in accordance with recognized state and federal guidelines. Based on advice from previous grantees, \$170,000 or 85% of the grant budget (\$85,000 petroleum/\$85,000 hazardous) has been allocated for this task. To complement the requested grant funds, the Town anticipates \$10,000 (\$5,000 petroleum/\$5,000 hazardous) of in-kind contributions (labor) to provide oversight and direction to the environmental firm, review and approve documents, and coordinate needed activities prior to and during site work.

Phase I ESAs will be completed in accordance with ASTM E1527-13 and the EPA's All Appropriate Inquiries (AAI) rule (70FR66070). We anticipate completing at least six (6) Phase I ESAs (3 petroleum and 3 hazardous) at an average cost of \$2,500 (depending on the size of the property and its complexity). Phase II ESAs will be completed in accordance with the recently updated ASTM 1903-11. Before the initiation of a Phase II ESA, Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) will be submitted to both EPA and NCDENR for review and approval. We anticipate completing four (4) Phase II ESAs (two petroleum and two hazardous) at an average cost of \$20,000 - \$65,000, again depending on the size of the property and the degree of contamination being assessed. In addition to completing Phase I and II ESAs, the environmental firm may be asked to complete Asbestos & Lead-Based Paint Surveys when needed. We anticipate the completion of five (2) Asbestos & Lead-Based Paint Surveys at an average cost of \$8,000 each. Endangered Species Surveys and Cultural/Historical Resource Surveys will be completed as needed prior to Phase II ESAs.

Task 3 - Cleanup and Redevelopment Planning:

Cleanup planning activities will include calculating cleanup costs and determining the best way to proceed with redeveloping the properties based on the extent of contamination, public input, and desired end-use. This information will be summarized in an Analysis of Brownfields Cleanup Alternatives (ABCA). The anticipated cost for an ABCA is \$3,000 depending on the size of property, type and extent of contamination to be addressed, and methodologies researched as possible solutions. In the ABCA, the environmental firm will contrast and compare different methods of addressing site contamination – from no action to implementation of institutional controls, removal and disposal of soil contaminants to innovative remediation designs. We and the community, via the Task Force, will also create redevelopment plans for the targeted properties. Charrettes or visioning sessions may be held for the redevelopment of key properties. If needed, the environmental firm will assist the Town and potential developers with negotiating Brownfield agreements with NCDENR.

Based on estimates from previous grantees, \$10,000 or 5% of the total \$200,000 requested budget (\$5,000 from each funding source – petroleum and hazardous) is requested to complete Task 3. We have budgeted Personnel and Contractual expenses as follows:

Contractual: The remaining \$10,000 (\$5,000 petroleum/\$5,000 hazardous) will be allocated to contractual expenses.

ii) The project team will submit Quarterly Reports that track the project's progress in fulfilling its scope of work, goals, and objectives. Each report will include an update of project expenditures and track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified as appropriate. Specific performance metrics detailed in the Work Plan will be used to summarize project accomplishments. The project team will also hold quarterly conference calls with the EPA Project Officer to review progress and address any issues. Additionally, site-specific information will be routinely entered and tracked in the online Assessment Cleanup and Redevelopment Exchange System (ACRES) database.

Task	Output Measurement	Outcome Measurement
Task 1 – Public Involvement	# of Public Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Public Inquiries Received Circulation
Task 2 – Site Characterization	# of Phase I Assessments # of Endangered Species and Cultural History Surveys # of Phase II Assessments (QAPP, SAP, Phase II Report)	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
Task 3 – Cleanup and Redevelopment Planning	# of ABCAs # of Redevelopment Plans # of Visioning Sessions	Acres Redeveloped into Greenspace Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties # of Participants in Visioning Sessions

iii) As detailed in the above budget table, anticipates approximately \$10,000 of in-kind services to implement the program. In addition, we are attempting to take advantage of multiple programs and funding sources to truly make a significant impact in these communities. For example, once the pertinent portion of the property has been assessed, funds are committed to renovate 20,000 square feet of idle space in the former Corbitt Trucking Company to create space for an historic museum for arts, crafts, and entertainment. 13,000 square feet of Corbitt Trucking Company will be renovated for lease space to incubator businesses. Additionally, we will also leverage the over \$2 million of North Carolina Rural Center funds that are committed to be expended in the target brownfield areas to rehabilitate housing, complete emergency repairs, and improve community centers and programs. Through this multi-pronged, leveraging approach of addressing the brownfields, improving housing, improve infrastructure, and focusing on economic development, we will be able to achieve the results the community envisions and needs.

Developers and property owners can also leverage the Counties and City's strong incentive package, including tax credits for every job created and low interest rates for equipment and renovations. The County also offers a Local Economic Development Grant Program for new and expanding companies, the amount of which is calculated based on investment, number of jobs created, and level of training for workers. In addition, Vance County is designated as a Tier I county by the state of North Carolina, meaning it receives the maximum state incentives, including:

- Job Tax Credit - \$12,500 per job tax credits are available for each job created;
- Business Property Investment Credit – 7% tax credit is available for any machinery that is purchased by companies locating or expanding in the designated (county) development zone;
- Real Property Investment Credit – up to 50% of eligible real property investment tax credit;
- Research and Development Credit – up to 3% tax credit for research related expenses;
- Renewable Energy Tax Credits – up to 35% of the cost of renewable energy property expenses;
- Job Development Investment Grants – up to 25 awards are made on an annual basis (not to exceed \$15 million per year) for new and expanding businesses, measured against a percentage of withholding taxes paid by new employees;

- One North Carolina Fund – helps recruit and expand quality jobs in high value-added, knowledge-driven industries by providing funds for installation or purchase of new equipment, renovations or repairs to existing buildings for expansion, or construction or improvements for utilities for existing buildings; and,
- Job maintenance and Capital Development Fund Grants – provides sustained annual grants (five per year) to businesses with at least 2,000 employees for new project machinery/equipment and building materials, worker training expenses, and state permitting fees for expansion.

Programmatic Capability

i) The City's Director of Engineering, Mr. Clark Thomas, will provide the overall direction for the City's Brownfield Project and will provide regular updates and progress reports to City Council. Mr. Clark has nearly thirty (30) years of experience with a wide variety of different types of grant projects, which include Community Development Block Grants, North Carolina Rural Center Funding Sources, North Carolina Department of Environment and Natural Resources (NCDENR) Funding Sources, Stimulus Grants, North Carolina Housing Finance Grant Funds, North Carolina Rural Development Funds, STAG (State Tribal Assistance Grants.) Mr. Clark will be supported by Mrs. Katherine Bradford, Finance Director for City of Henderson. Mr. Thomas has had extensive experience working with all of the city's grant projects. In the event of staff turnover, either individual will be prepared to effectively manage the project until the County is able to fill the open position. Additionally, due to the technical nature of the project, the City has already procured an environmental firm who specializes in EPA brownfields assessment, cleanup, and redevelopment following the procurement procedures contained in 40 CFR 31.36. In September, we received three responses to a Request for Qualifications. Therefore, our project team will have the capability to perform all of the required activities for the proposed project immediately upon grant award.

ii) City of Henderson has not received adverse audit findings.

iii) Past Performance:

1. City of Henderson has not previously received a Brownfields Grant from the EPA.
2. The County has a successful track history of obtaining grants from the federal and state government as well as successfully managing them. A summary of some recent County grant experience follows:

Grant Description	Purpose	Funded Amount	Performance
US Department of Housing and Development	Hope VI Housing Rehabilitation	1 Million	Completed 12 apartments downtown. Still Active.
North Carolina Rural Center	Water and Sewer Kerr Lake Report	\$50,000.00	90% Complete
Main Street Solutions Grant Funds	To rehabilitate Downtown housing and store front.	\$299,000.00	Still Active
Golden Leaf Foundation	To rehabilitate housing.	\$699,000.00	Still Active
North Carolina Department of Natural Resources	Brookhaven Water Main Project included 5900 linear feet of water line to serve residential homes.	\$476,418.00	Complete
North Carolina State Revolving Loan Fund	Project included 9000 linear feet of new water line to serve residential homes in the Sandy Creek basin area.	\$1 Million	Complete

2. Community Engagement and Partnerships:

a. Community Involvement Plan

We will conduct a concerted outreach campaign to raise awareness and educate citizens on brownfields and on how to become involved in the project. We will employ a variety of methods to communicate progress to the public, including updates to City Council, updates to the County Council, press releases and fact sheets distributed to local newspapers, updates to the City and County website, posts on social media such as Facebook and Twitter, and the creation of both an electronic repository and a paper

repository to house and share project documents. More importantly, we will also present at regularly scheduled meetings of civic groups and neighborhood associations to inform and invite community members to be active participants in the project.

As part of the recently awarded the Main Street Solutions Grant, a Henderson Leadership Team was formed. The sixteen member team represents a broad spectrum of the community from government officials to the general public. The group provided valuable input into the project site inventory in preparation of this grant application and pledged to continue their service as the basis of a Brownfields Task Force. The mission of the Task Force is to ensure the needs of the City's low income residents are met. Since these efforts are focused in the same neighborhoods that are being affected by brownfields, they are uniquely poised to assist our project team with prioritizing the brownfield sites so that those causing the most concern to residents are addressed first.

We will continue to ensure a varied cross-section of the entire community is represented on the Task Force so that all persons have an equal voice. Task Force members will attend regularly scheduled (quarterly) meetings to prioritize sites for assessment, bring any unidentified properties of concern up for discussion, receive project updates that they will in turn share with those who they represent, and give their respective community's opinions on assessments, redevelopment options, health and/or environmental concerns, and overall project progress. They will serve as an information conduit between the citizens of Henderson and the brownfield project, as well as the project's advocates.

Most importantly, however, the City will go into the communities to share information and gather ideas/concerns, particularly the mill villages and neighborhoods being directly impacted by the brownfield sites. Educational materials describing the benefits of participating in the brownfields program (both as a property owner and prospective purchaser) will be created and distributed across the County at local places of business (banks, realtor offices, doctor offices, grocery stores) to spread the word that funds are available to assist with economic development.

During the redevelopment planning stages, the City will continue to work with the Task Force to conduct workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process. Although Henderson's Hispanic population is relatively small, the project team will provide informational materials in Spanish and a translator for community meetings and discussions, as needed.

b. Local/State/Tribal Partnerships

Anson County has already established partnerships with a variety of entities at the state and local level. These agencies will support the brownfield project and ensure successful implementation of grant funds:

Vance County Health Department will support remediation and redevelopment planning activities, including but not limited to ensuring public health issues are addressed during assessment, cleanup, and redevelopment of the sites, providing information to the public on the health risks of contaminants, and answering the public's health-related questions.

NC DENR Brownfields Program will review technical documents, oversee assessments and cleanup plans, and facilitate Brownfields Agreements for properties that are assessed and cleaned up under this project. The Brownfields Agreements will assist non-responsible parties with liability protection, as well as provide an avenue for the NC DENR staff to stay involved and provide oversight of project activities.

North Carolina Rural Economic Development Center (Rural Center) is the state's non-profit agency committed to development, promotion, and implementation of sound economic strategies to improve the quality of life of rural North Carolinians. The Rural Center has worked with the City of Henderson on a number of efforts, including building reuse and redevelopment.

Vance County Chamber of Commerce ~ will assist with business and community outreach. This organization is a collection of businesses that work closely with the county.

Vance-Granville Community College ~ will work with the project team to assist in research, training, and job placement.

Vance County Economic Development Corporation ~ will work with the team on marketing tools to promote the economic development of industry to either locate or expand in the city. Will also work to train displaced workers through the High Tech Development Program.

Also, the City of Durham was recently (April 2014) selected as a recipient of an EPA Job Training Grant. Several of the environmental contractors who service the City of Henderson and Vance County are from the Raleigh-Durham area. Therefore, the City and County will encourage contractors to consider hiring environmental technicians graduating from Durham's Brownfield Job Training Program. Preferences will be given to proposals from firms with staff from the affect communities or who have graduated from the Job Training program.

c. Community-based Organizations

The City of Henderson has already developed a number of partnerships with both public and private organizations that will help to ensure appropriate and sustainable cleanup and redevelopment of brownfields and is open to opportunities for new relationships as we progress through site assessment and cleanup planning in our community. Throughout this project, the City will keep these partners informed of the project's status and work closely with them to implement specific activities. The following list of community-based organizations have provided their support of this grant application and the redevelopment initiatives of the city. Their combined interests are to enhance the quality of life throughout the City of Henderson.

Organization	Description & Role
Vance County Chamber of Commerce	The Chamber of Commerce works to bolster economic growth in Vance County through the advocacy for local businesses. The Executive Director will serve on the Brownfields Task Force.
Henderson – Vance County Economic Development Commission	Support the smart redevelopment of older properties in the Henderson Area. Will help to market areas and achieve Site Certification.
Vance County Tourism	Assist with community and business outreach through marketing and community events. Will sponsor meals on wheels program for Brownfield communities during outreach activities
North Carolina Department of Environment and Natural Resources	The North Carolina Brownfields Program, which is administered by the Division of Waste Management, is the state's effort to break this barrier to the redevelopment of these sites. NCDENR will assist the Town of Marshville with program implementation.

3. Project Benefits:

a. Welfare and/or Public Health

The former mills and other industrial properties found across the City of Henderson were once the main economic drivers for the City. More importantly, they stood as symbols of the community's prosperity and success. In typical mill-town fashion, the villages that sprung up around the mill were once vibrant and thriving communities filled with small homes where mill workers lived, socialized, and raised their families. Seeing them now, vacant, idle, and as remnants of their former selves weighs heavily on the hearts of those who remember what that area once was, as well as those who still make their homes there.

Residents, particularly sensitive populations such as children or the elderly, in the communities are potentially at risk to exposure to contamination from the former mill and industrial sites. Typical contamination from these sites includes a mixture of VOCs, SVOCs, PAHs, heavy metals, petroleum constituents, and asbestos/lead-based paint. These contaminants can cause a myriad of adverse health

effects, including cancer and damage to the liver, kidney, and nervous system. The assessment grant funds will benefit the public health of the immediate affected communities by answering the environmental questions associated with the mill properties. These assessments will define the extent and nature of the contamination, identify potential exposure pathways, and quantify the actual risk to the population, both from a residential and industrial/commercial scenario. With the problem quantified, realistic cleanup and redevelopment plans can then be developed and additional resources can be sought, if needed.

Quantifying the environmental concerns and the redevelopment costs are critical components to certifying sites under the North Carolina Department of Commerce's program for economic development purposes. Under this project, we will be able to assess the vacant and idle properties and, if necessary, create redevelopment plans that quantifying the costs and identify appropriate reuse options. However, based on historical data from the EPA, approximately one third of the Phase I ESAs will not identify a need for further investigation. For those properties, the Phase I will alleviate the perception of environmental contamination and directly clear the way for redevelopment. Our Economic Development office recognizes that these sites are valuable assets and achieving site certification will make them significantly more marketable.

b. Economic Benefits and/or Greenspace

i) The City of Henderson economic health has been significantly impacted by the decline in the textile and industry and the recent economic recession. We have experienced a decreasing rate of job growth, resulting in a loss of tax base, while service and infrastructure costs are increasing. However, we are taking proactive steps to reverse this trend. Through our three-pronged approach, we are achieving some successes towards our vision of a vibrant and healthy community. Using funds from the US Department of Housing and Development Grant, we are already improving several of the houses in the affected communities, thereby raising property values of neighboring properties. With the brownfield funds, we will be able to affect even more change in these communities. Our research shows that as brownfields are removed, new housing is developed, and home ownership is increased, property values across the neighborhood generally increase between 2 and 3 percent (EPA). Increasing property values translates into increased net worth of the property owners and increased property tax revenue for the City.

In addition, we have already realized the significant economic benefit that can come from brownfields redevelopment, when in pursuit of our second goal of infrastructure improvements. The \$1 million renovation, funded by North Carolina State Revolving Loan Fund, infused much-needed money into the local economy and prevented the infiltration of water and other material to the City's sewer. The proactive approach will ensure the City has valuable resources to adapt to any potential business's needs.

To achieve the third goal of economic development, our focus is to foster the redevelopment of these idle mills and vacant industrial properties by filling the available space with manufacturing, distribution, or warehousing jobs. The City has already proven its abilities to use creative thinking and planning to achieve the redevelopment of the Old Lowes building originally constructed in 1989. The City of Henderson redeveloped the 50,246 square feet dilapidated building into a five million dollar office space that is ready to meet the twenty first century needs of its residents and employees. The Public Service Department consists of five divisions; administration, fleet maintenance, solid waste, street, and water/sewer utilities. Funding for the construction was raised over an extended period of time from multiple public and private partners.

Our Economic Development staff will leverage the assessments and planning completed as part of this project to have the sites certified and aggressively market the properties to potential businesses. Our experience has shown that by addressing the environmental uncertainties associated with brownfields, developers can be enticed to infill and revitalize these large properties. We firmly believe our

comprehensive investments in the housing, physical business infrastructure, and human capital will produce significant economic benefits for these impacted communities.

ii.) The Recreation/Parks Department will work to propose completion of a system-wide master plan to help identify existing locations where citizens can walk and bike, and to identify potential locations to expand walking/bike trails. The Department will work with the City's and County's Planning and Engineering departments to aid in developing a master plan to develop and implement additional walking and biking trails, including the development of sidewalks in developed areas of the city and county. The Department will work to identify potential funding sources and secure funding to implement expanded and new walking/biking trails and sidewalks. The Department will actively support and work to help implement the proposed Multi-use Trail Concept that is adjacent to the proposed Southeast High Speed Rail (SEHSR) project. The Department will work closely with the County and other partners to plan and deploy a trail connecting the Aycock Center and Fox Pond.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

As previously mentioned, we recognize the brownfield sites are valuable assets, particularly due to the significant amount of square footage available and the infrastructure in place. The infill redevelopment of these properties will reuse existing power, water, sewer, and roads. In addition, most of the sites have railroad access, an attractive feature for potential distribution or warehouse operations. Whenever possible, we also intend to include sustainable features in the renovation and redevelopment of the sites, such as LEED principles, green space restoration and preservation, landscape designs that work around contamination, natural landscaping, and other green amenities to the maximum extent feasible. Potential developers will be encouraged to do the same.

The City's brownfields program will directly support the Livability Principles, as follows: (1) Provide more transportation choices – infill development of the mill and industrial properties will enable residents of the communities to once again walk or bike to work and shop; (2) Promote equitable, affordable housing – addressing brownfields in conjunction with the awarded grants particularly in lower income, elderly neighborhoods will enhance housing choices and promote the care and redevelopment of affordable housing; (3) Increase economic competitiveness – the redevelopment of the sites will generate jobs and business opportunities; (4) Support existing communities – addressing the brownfields at the heart of our communities will strengthen and restore these once vibrant neighborhoods as issues are addressed; (5) Leverage Federal investment – in addition to the EPA funding, we will leverage funds from HUD CDBG, the NC Rural Center, and other sources to achieve our overall redevelopment goals; and (6) Value communities and neighborhoods – we are committed to addressing these environmental issues in our long-standing neighborhoods in order to ensure these communities continue to be desirable and vibrant neighborhoods.

Appendix 3 Other Factors Checklist

Name of Applicant: City of Henderson, NC

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor
	Community population is 10,000 or less
	Federally recognized Indian tribe
	United States territory
	Applicant will assist a Tribe or territory
	Targeted brownfield sites are impacted by mine-scarred land
	Targeted brownfield sites are contaminated with controlled substances
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress
	Project is primarily focusing on Phase II assessments.
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
X	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.

	<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>
	<p>Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.</p>
	<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

A. Applicant Eligibility

The City of Henderson is a local government recognized by the State of North Carolina and is defined by 40 CFR Part 31 as a general-purpose unit of local government. Robeson County is registered in the Central Contractor Registration system and has been assigned a Data Universal Numbering System of 082368556

B. Letter from the State or Tribal Environmental Authority

A letter from the North Carolina Department of Environment and Natural Resources (NCDENR) is included in the Attachments.

C. Site Eligibility and Property Ownership Eligibility

This application is for a community-wide assessment grant; therefore, no site-specific property information is required



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

John E. Skvarla, III
Secretary

December 12, 2014

Mr. Ed Wyatt
Interim City Manager
City Of Henderson
134 Rose Avenue
P. O. Box 1434
Henderson, NC 27536

Re: U.S. Environmental Protection Agency Brownfields Assessment Grant – City of Henderson

Dear Mr. Wyatt:

The North Carolina Department of Environment and Natural Resources (DENR) Brownfields Program acknowledges and supports Henderson's application for a U.S. EPA Brownfields Assessment Grant. Thank you for your interest in brownfields redevelopment as a revitalization tool.

If Henderson successful in being awarded this grant, we will continue to stand with you in support your brownfield redevelopment efforts by providing guidance gained from the many successful brownfields grantees across the state as well as helping attract redevelopers to your projects through the liability protections offered under our Brownfields Program. We very much like to continue to work with all grant applicants towards the efficient use of federal funds towards brownfields redevelopment.

We would also be happy to provide outreach and education to your local prospective developers of brownfields properties about the liability relief and tax benefits that our program can offer. This can often facilitate project financing for them and turn projects from non-starters into real brick and mortar redevelopments.

We wish you success in being awarded grant funds. However, regardless of whether you win such an award or not, we look forward to working with you on these projects to rejuvenate your community through the Brownfields Program.

Sincerely,

Bruce Nicholson
Brownfields Program Manager
Bruce.Nicholson@ncdenr.gov

cc: David Champagne, U.S. EPA Region 4



HENDERSON - VANCE COUNTY

Economic Development Commission

December 2, 2014

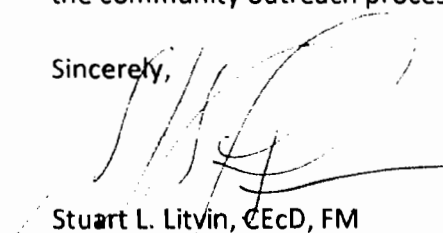
Mr. Clark Thomas, PE
City Engineer
City of Henderson
900 S. Beckford Drive
Henderson, NC 27536

Subject: SUPPORT FOR THE CITY OF HENDERSON BROWNSFIELD PROJECT

Dear Mr. Thomas:

As you are aware, the Henderson-Vance County Economic Development Commission is an Organization dedicated to the economic growth and development of Henderson and Vance County. We positively support the smart redevelopment of older industrial properties in the County and are excited to hear about the City of Henderson's proposed Brownfields Assessment project. The Henderson-Vance County Economic Development Commission stands ready to assist the City with the execution of this project. It is our understanding that we may be asked to serve on the project Steering Committee and provide input with respect to the targeted properties for this project. We look forward to this endeavor and participating in the community outreach process. Please let us know if we can help further.

Sincerely,



Stuart L. Litvin, CECD, FM
Director
Henderson-Vance County EDC

"The Leading Edge of the Research Triangle"

Graham Ave., Suite 105 ♦ P.O. Box 2017 ♦ Henderson ♦ North Carolina 27536 ♦ 252/492-2094 ♦ Fax 252/492-4428
Email: afrey@vancecounty.org ♦ www.vancecountyedc.com



414 S. Garnett Street • P.O. Box 1302 • Henderson, NC 27536
Phone 252.438.8414 • Fax 252.492.8989 • www.hendersonvance.org

December 18, 2012

Mr. Clark Thomas, PE
City Engineer
900 S. Beckford Drive
Henderson, NC 27536

Subject: **SUPPORT FOR THE CITY OF HENDERSON
BROWNFIELDS PROJECT**

Dear Mr. McMillan:

We are excited to hear about the City of Henderson's proposed Brownfields Assessment project. It is obvious that the application of such funds could greatly assist in the revitalization and redevelopment of underutilized properties in the Henderson-Vance County area. The Henderson-Vance Chamber of Commerce is a non-profit economic development organization with the goal of improving employment opportunities and tax base for the local community. It is the Chamber's desire to help in any way possible to help insure the success of this project. We look forward to serving on the Steering Committee, identifying potential Brownfields properties, participating in public meetings, participating in the community outreach process, and acting as advocates and liaisons among interested and impacted parties. We look forward to working on this project.

Sincerely,

John Barnes
President
Henderson - Vance Chamber of Commerce



VANCE-GRANVILLE

COMMUNITY COLLEGE

Office of the President

YOUR GATEWAY TO ENDLESS POSSIBILITIES

P.O. Box 917 - HENDERSON, N.C. 27536 - (252) 738-3227 - FAX (252) 431-0197

December 10, 2014

Mr. Clark Thomas, PE
City Engineer
City of Henderson
PO Box 1434
Henderson, NC 27536

Subject: **CITY OF HENDERSON BROWNFIELDS PROJECT AND
VANCE-GRANVILLE COMMUNITY COLLEGE**

Dear Mr. Thomas:

Vance-Granville Community College is pleased to hear of the City of Henderson's plans to pursue EPA Brownfields Assessment funds. We feel like this endeavor provides great opportunities to the residents of Henderson and potentially to students at Vance-Granville Community College. We look forward to the possibility of serving on the Steering Committee, participating in the potentially hosting public and community outreach meetings, and identifying ways that we can educate our students and interested citizens on the Brownfields process and Phase I and II assessment activities.

Please keep us informed as this process progresses and regarding any other opportunities where we can assist.

Sincerely,

Dr. Stelfanie Williams
President

SOUTH CAMPUS
P.O. Box 38
Creedmoor, NC 27522
(919) 328-4737
Fax: (919) 628-1201

FRANKLIN CAMPUS
P.O. Box 777
Louisburg, NC 27549
(919) 496-1967
Fax: (919) 496-6604

WARREN CAMPUS
P.O. Box 207
Warrenton, NC 27589
(252) 257-1900
Fax: (252) 257-3612

www.vgcc.edu



Granville County
Health Department
101 Hunt Drive
Oxford, NC 27565

Granville Vance District Health Department

Lisa Macon Harrison, MPH, Health Director



Vance County
Health Department
115 Charles Rollins Road
Henderson, NC 27536

Mr. Clark Thomas, PE
Henderson City Engineer
900 S. Beckford Drive
Henderson, NC 27536

December 18, 2014

Dear Mr. Thomas,

The Granville Vance District Health Department fully supports the proposed Brownfields Assessment project intended to identify and potentially reuse some of the larger abandoned buildings and warehouses in Henderson and Vance County. By quantifying and/or removing real or perceived environmental liabilities associated with these properties, together, we might open the way for successful revitalization, redevelopment, and job creation.

Our staff — especially those in Environmental Health — are committed to contribute the time and energy necessary to help evaluate potential health risks associated with planned activities and assist in the community education and outreach processes associated with this grant. We understand that we may be involved in a number of different activities included but not limited to:

- Assisting the City in identifying potential Brownfields properties;
- Participating in a Brownfields Steering Committee;
- Participating in the community outreach and communications process;
- Participating in public meetings, and
- Acting as a liaison between the county and the property owners.

Our commitment to these activities, and any other health-related areas that may arise, will best utilize our time and resources as a partner in this effort. We understand that our participation will be guided, in part, by the Brownfields Steering Committee. We look forward to this opportunity to work together to improve community.

Sincerely,

Lisa Macon Harrison